



# Los Angeles Grand Avenue Authority



## **Board of Directors**

Hon. Gloria Molina, Chair  
Hon. Jan Perry, Vice Chair  
William T Fujioka, Secretary  
Cecilia V. Estolano  
Dale Bonner, Ex Officio

## **FEBRUARY 25, 2008 MINUTES**

The twenty-second meeting of the Los Angeles Grand Avenue Authority was held February 25, 2008, at the Kenneth Hahn Hall of Administration, Room 374-A, 500 West Temple Street, Los Angeles, CA.

## **CALL TO ORDER**

Chairperson Gloria Molina called the meeting to order at 10:03 a.m. The following Directors were present constituting a quorum of the Authority:

Gloria Molina, First District Supervisor, County of Los Angeles  
William T Fujioka, Chief Executive Officer, County of Los Angeles  
Cecilia V. Estolano, Chief Executive Officer, Community Redevelopment Agency  
Jan Perry, Ninth District Councilmember, City of Los Angeles (temporarily absent)

## **APPROVAL OF THE SEPTEMBER 24, 2007 MINUTES**

**On motion of Director Fujioka, seconded by Director Estolano and unanimously carried, the Authority approved the September 24, 2007 minutes as submitted.**

## **GRAND AVENUE PROJECT STATUS REPORT**

Nelson Rising, Chair, Grand Avenue Committee, provided the following report:

- Progress has continued on the design of both Parcel Q and the Civic Park site, and an important milestone, the required Design Development will be presented by the developer and their architect for review;
- Progress also continues on the Civic Park with two models nearly complete, each about eight feet long; a public meeting will be scheduled within the next three weeks for discussion. A third model is being built to show the park's existing design and a public outreach will be scheduled to receive community input; and
- Webcor, the developer's contractor has completed their lead paint abatement on some of the guard rails of the parking structure located currently on Parcel Q; this was required prior to demolishing the garage.

**DESIGN DEVELOPMENT SUBMISSION FOR PHASE I DEVELOPMENT SITE, PARCEL Q**

Martha Welborne, Managing Director, Grand Avenue Committee, advised that the Committee has reviewed the Design Development Drawings and recommends approval; the Drawings were submitted before the February 15<sup>th</sup> deadline and contain all of the components required by the Disposition and Development Agreement. They are a logical evolution of the Schematic Design Drawings, as will be shown in a power point presentation.

When the Schematic Design package was approved on June 11, 2007, three issues were cited by the CRA/LA as needing further review: sidewalk widths, overhangs, and glare from the reflective glass. Staff understands that these issues have been resolved, and CRA staff findings concur.

The average sidewalk width is now in conformance with the CRA's requirements; overhangs have been reviewed and approved by both the CRA and the City's Bureau of Engineering; and a glare study was performed with several types of glass. The consultant recommended a less reflective glass, and the Developer and Architect agreed to change the glass. The CRA will continue to monitor this issue, as well as the minimum sidewalk width, with the next two design submissions to be received.

Ms. Welborne introduced Bill Witte, Related Company and Brian Aamoth, Gehry Partners.

Mr. Witte and Mr. Aamoth reported that the Design Development package is complete and refinements have been made to the Schematic Design drawings, which the Board previously approved. Refinements were outlined via a power point presentation. Attention was focused on pedestrian entries, retail stores and restaurants, a flexible plaza space including movable trees, etc. It was noted that the massing and heights of the two towers on the site are largely the same as they were in the Schematic Design submission, although they are further refined, the proposed glass is less reflective, and an early proposal for floral art on the interiors of the two towers is no longer being considered by the Developer.

Mr. Witte requested that the concepts for the Public Art Program and the Preliminary Landscape Plan could be submitted to the Authority on or before June 1, 2008. He stated that more time is needed to coordinate with the artists under consideration and the CRA's staff.

A question and answer period followed.

**On motion of Director Perry, seconded by Director Fujioka and unanimously carried, the Authority approved the Design Development Drawings and approved the delay in submission of the Public Art Program and Preliminary Landscape Plan to June 1, 2008.**

Chair Molina thanked Mr. Witte and Mr. Aamoth for a very informative presentation.

**DEVELOPER'S REQUEST TO OBTAIN VARIOUS CONSTRUCTION PERMITS PRIOR TO THE COMPLETION OF FINAL CONSTRUCTION DRAWINGS**

Martha Welborne requested that this item be deferred to a later meeting.

**REPORT ON ESTIMATED AMOUNT OF PARK INTEREST FUNDS FOR PARK BUDGET**

Ms. Welborne reported that on September 24, 2007, the Grand Avenue Authority authorized that interest accumulating on the prepaid Leasehold Acquisition Fee of \$50 million should be utilized for the design and construction of the Civic Park. To date, the estimate of the total budget that will be available is \$56 million.

**DISCUSSION OF FUTURE AGENDA ITEMS, DATE OF THE NEXT MEETING**

Ms. Welborne reported that the proposed date for the next regular Authority meeting is either March 17, or March 24, 2008, a Monday.

**PUBLIC COMMENT**

Brady Westwater commented on the need to identify a 501(c)(3) to operate the Civic Park, and that the availability of parking garages located within the historic core of downtown Los Angeles are diminishing due to the increase in residential units. He urged the County to consider building a parking garage under the eastern-most parcel of the Civic Park.

**ADJOURNMENT**

There being no further business, Chair Molina adjourned the meeting at 11:15 a.m.